

MR JEZ DAVIES
STUDIO FOUR ARCHITECTS
1-3 LYON STREET
SOUTHAMPTON
HAMPSHIRE
SO14 0LD

Application	H/23/94697
Please ask for	Clare Martin
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Tuesday 13 June 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. H/23/94697

In pursuance of their powers under the above Act and in accordance with your application received on Friday 17 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: One and a half storey side extension with extended rear dormer, raised decking, elevational alterations and replacement porch following demolition of integral garage.

Site: MINAGISH, HOUND ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FZ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 001 Rev A, 005 Rev A, 012 Rev A, 015 Rev A, 020 Rev A, 021 Rev A, 025- Rev A, 026 Rev A, 027 Rev A, 030 Rev A & 036 Rev P1.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 The materials to be used must match as closely as possible, in type, colour and texture those listed on the application form.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The approved documents must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.
Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.
- 5 No excavation, demolition or development related works shall start on site until a CEMP (construction environmental management plan) outlining methods to protect the watercourse and its bank and surrounding habitats from the development works has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the precautions to protect wildlife detailed within section 6.2.1. of the preliminary ecological assessment, with the following amendments:
- If vegetation or brush piles cannot be cleared outside of bird nesting season, then they must be checked by a suitably qualified ecologist immediately before clearance. If any active nests are found the nest must be protected from disturbance with a 5 m buffer until after the chicks have fledged and left the nest. The CIEEM and RSPB guidance states that netting should only be used under exceptional circumstances and only if all other alternatives have been exhausted. (see article on CIEEM and RSPB advise against netting available at: <https://cieem.net>).
 - Any vegetation/log pile/habitat that could shelter reptiles must also be removed carefully, by hand and outside of the reptile active season and the grass be kept cut short until after construction is completed so that it will not become suitable reptile habitat.
 - A fenced construction exclusion zone and silt fencing (such as hay bales wrapped in terram-type landscaping fabric and pegged down) must be erected before the start of works to prevent runoff and silt from the site from entering the woodland and Spear Pond Gully SINC. Silt fencing must be checked daily by the site manager and replaced immediately if damaged or breached at any time.
 - Re-fuelling of equipment may only be done on absorbent pads, on the drive at the front of the house and away from the slope or the woodland.
 - External lighting should not be used during the construction phase, or if needed to enable works, it must be shielded so that no light enters or shines on the woodland.
- The development shall be carried out in accordance with the approved CEMP.
Reason: To avoid damage to habitats on the site.
- 6 No internal or external lighting shall be installed until lighting details have been submitted to and approved in writing by the Local Planning Authority. It is recommended that light reducing glass or blackout blinds are used in the development and the submitted details should show how lightspill has been minimised from the windows and external areas of the development facing the SINC. The development shall accord with the approved details.

Reason: To prevent harm to protected species within the SINC.

- 7 The development hereby permitted shall not be brought into use until at least one bat box and one swift box have been installed in accordance with the section 6.3 of the approved preliminary ecological assessment (by ESLtd referenced PEA_Minggish_A.Baker_April 2023).

Reasons: In the interest of biodiversity.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes